

PB# 88-21

**Walter's Mobile Home
(SP)**

3-1-28

WALTERS MOBIL HOME SITE PLAN

88-21

County File NWT 45-88 M

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Walters Trailer Park

for a Site Plan - Rt. 207

County Action: returned for Local Determination

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

General Receipt

10227

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

December 5, 19 88

Received of Walters Mobile Home Village, Inc \$ 145.00

One Hundred Forty-five and 00/100 DOLLARS

For \$100.00 Site Plan Appl. 88-21 Engineer Fee \$45.00

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR # 4013</u>		<u>145.00</u>

By Pauline S. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

6-16-88

Fire Inspr

6-23-88

Water
Sewer
Highway
D.A.T.
O.C.H.
O.C.P.
D.P.W.

General Receipt

TOWN OF NEW WINDSOR

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

General Receipt

10227

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

December 5, 19 88

Received of Walters Mobile Home Village, Inc. \$ 145.00

One Hundred Forty-Five and 00/100 DOLLARS

For \$100.00 Site Plan Appl. 88-21 Engineer Fee 45.00

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR# 4013</u>		<u>145.00</u>

By Pauline H. Townsend

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

6-16-88

Fire Inspr.

6-23-88

Water
Sewer
Highway
D.C.T.
O.C.H.
O.C.P.
D.P.W.

General Receipt

9696

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

March 25, 19 88

Received of Walters Mobile Home Village, Inc. \$ 25.00

Twenty-Five and 00/100 DOLLARS

For Site Plan Application 88-21

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR# 3722</u>		<u>25.00</u>

By Pauline H. Townsend

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Spoke to Henry Scheible regarding approval of Walter's Trailer Site on Monday, 12/5/88, at 9:45 a.m. He said approval was OK because the other planning Board members visited the site and found it to be acceptable.

Myra Mason

88-21

Walters Trailer Park

6-23-88

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Derrick Tikeoachy for the building or subdivision of
Walters Trailer Park has been
reviewed by me and is approved ☒
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Steve D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

88-21

Walter's Trailer Park

6-23-88

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.
WATER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
Patrick T. Kennedy for the building or subdivision of
WALTERS TRAILER COURT has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

[Signature]
SANITARY SUPERINTENDENT

June 24, 1988
DATE



Louis Holmbeck
County Executive

88-21
File

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 45-88 M

County I.D. No. 3 / 1 / 28

Applicant Walters Trailer Park

Proposed Action: Site Plan

State, County, Inter-Municipal Basis for 239 Review within 500 feet of N.Y.S. Rt. 207

Comments: No major planning problems apparent

Related Reviews and Permits _____

County Action: Local Determination XXXXXX Disapproved _____ Approved _____

Approved subject to the following modifications and/or conditions: _____

July 27, 1988
Date

Peter Garrison
Commissioner



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Health

124 MAIN STREET
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko
President, Board of Health

June 28, 1988

RE: Walter's Trailer Park
Mobile Home Park
Town of New Windsor

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Gentlemen:

I do not know what the purpose is of the site plan for this park.

The New York State Sanitary Code requires 5,000 sq. ft. per trailer site and certain separations between structures. This does not seem to be currently available and, if the proposal is to replace existing trailers with double wides, separations will be worse.

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner

MJS:dlb

cc: File



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD

CHECKLIST FOR COMPLETE SUBMITTALS AND ROUTING CHECKLIST

PROJECT NAME: Walters Mobile Home Village Site Plan
PROJECT NUMBER: 88-21

Completed Application Form
Notarized Endorsement on Application
Application Fee
Proxy Statement
Environmental Assessment Form
Completed Checklist
Fourteen (14) Sets of Submittal Plans

☒
☒
☒
☒
☒
☒
☒

ROUTING PROCEDURE

Copies of the submitted plan should be sent to the following Departments.

Sewer Department _____
Planning Board Engineer _____
Orange County Planning* _____
Bureau of Fire Prevention _____

Building Inspector _____
Water Department _____
Highway Department _____
NYSDOT* _____

In addition copies of the following should be sent to the Planning Board Engineer:

Application _____
Submittal Checklist _____

EAF _____
Dept. Review _____

* O/C Planning and DOT as required.

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 21 June 1988

SUBJECT: Walters Trailer Park Site Plan

A review of the Walters Trailer Park site plan as prepared by Patrick T. Kennedy; LS, dated 29 March 1988 was conducted on 20 June 1988.

This plan is found to be acceptable.



Robert F. Rodgers; CCA
Fire Inspector

Planning Board Reference Number 88-21
Fire Prevention Reference Number 88-44

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Walters Mobile Home Vll. inc. (Modular Display)
2. Name of Applicant Allen Dantas Phone 914-564-1993
Address 590 Little Britain Rd, New Windsor NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Allen Dantas Phone same
Address same
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick Kennedy L.S. Phone 562-6444
Address 219 Quassick Ave New Windsor NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Arnold Bernstein Phone 565-8990
Address 102 Windsor Highway New Windsor NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the North side of 207
_____ feet _____ (Street)
(Direction)
of 590 Little Britain Rd New Windsor NY 12550
(Street)
7. Acreage of Parcel _____ 8. Zoning District _____
9. Tax Map Designation: Section 3 Block 1 Lot 28
10. This application is for Modular Sales Center, Display Office
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name N/A

12. List all contiguous holdings in the same ownership

Section 3 Block 1 Lot(s) 28

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS. i

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

25th day of March 1988

Lynn M. Vance
Notary Public

(Owner's Signature)

(Applicant's Signature)

(Title)

LYNN M. VANCE
Notary Public, State of New York
No. 4911142
Appointed in Orange County
My Commission Expires November 18, 2011

REV. 3-87

✓

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates | 34. <input type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval Stamp. | 35. <input type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 36. <input type="checkbox"/> Area Lighting |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input type="checkbox"/> Sanitary Disposal Sys. |
| 10. <input type="checkbox"/> Properties Within 500 Feet of Site | 38. <input type="checkbox"/> Water Supply/Fire Hydrants |
| 11. <input type="checkbox"/> Property Owners (Item #10) | 39. <input type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 40. <input type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input type="checkbox"/> Front Building Elevations |
| 14. <input type="checkbox"/> Metes and Bounds | 42. <input type="checkbox"/> Divisions of Occupancy |
| 15. <input type="checkbox"/> Zoning Designation | 43. <input type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input type="checkbox"/> BULK TABLE INSET |
| 17. <input type="checkbox"/> Abutting Property Owners | 45. <input type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input type="checkbox"/> Existing Vegetation | 48. <input type="checkbox"/> Pavement Coverage (Sq. Ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input type="checkbox"/> Open Space (Sq. Ft.) |
| 23. <input type="checkbox"/> Exterior Lighting | 51. <input type="checkbox"/> Open Space (% of Total Area) |
| 24. <input type="checkbox"/> Screening | 52. <input type="checkbox"/> No. of Parking Spaces Proposed. |
| 25. <input type="checkbox"/> Access & Egress | 53. <input type="checkbox"/> No. of Parking Required. |
| 26. <input type="checkbox"/> Parking Areas | |
| 27. <input type="checkbox"/> Loading Areas | |
| 28. <input type="checkbox"/> Paving Details (Items 25-27) | |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: _____
Licensed Professional

Rev. 3-87

Date: _____

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Walters Mobile Home Vill. inc.

Location: 590 Little Britain Rd New Windsor N.Y. 12550

ID Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENCY USE ONLY

Preparer's Signature: _____

Date: _____

Preparer's Title: _____

Agency: _____

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Allen Santos, deposes and says that he
resides at 590 Little Britain Rd, New Windsor N.Y. 12550
(Owner's Address)

in the County of Orange

and State of New York

and that he is the owner in fee of Walters Mobile Home Vell inc.

which is the premises described in the foregoing application and
that he has authorized Patrick T. Kennedy L.S.
to make the foregoing application as described therein.

Date: 3-25-88

Allen Santos
(Owner's Signature)

Lynn Vance
(Witness' Signature)

